

84-138-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 258.1 (238.2) to permit rear and side yards of 5' instead of the required 30' for Lot 1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Variance being requested due to practical difficulty of maintaining required setbacks in already built congested area. The subdivision of land was required for financial reasons.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

Bethlehem Steel Corporation

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

Address

City and State

City and State

Attorney for Petitioner:

Attorney for Petitioner:

James D. Wright

James D. Wright

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

Address

City and State

City and State

Attorney's Telephone No.:

Attorney's Telephone No.:

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RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Being 7,000' S of Intersection of : OF BALTIMORE COUNTY
Dundalk Ave. & Bethlehem Blvd., :
15th District

BETHLEHEM STEEL CORPORATION, : Case No. 84-133-A
Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
474-2138

I HEREBY CERTIFY that on this 15th day of November, 1983, a copy of the

foregoing Order was mailed to James D. Wright, Esquire, 2 Hopkins Plaza, Suite 1800,

Baltimore, MD 21201, Attorney for Petitioner.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 15, 1983

James D. Wright, Esquire
2 Hopkins Plaza, Suite 1800
Baltimore, Maryland 21201

RE: Item No. 101 - Case No. 84-138-A
Bethlehem Steel Corporation
Variance Petition

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The priateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Baltimore, Md. 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #101 Zoning Advisory Committee Meeting are as follows:

Property Owner: Bethlehem Steel Corporation
Location: 7000' S. from centerline Dundalk Avenue and Bethlehem Blvd.
Existing Zoning: M-1, I-M
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'.

Acres: 5.199

District: 12th.

The items checked below are applicable:

- XX A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- XX B. A building/ & other miscellaneous
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- XX D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- XX I. Comments - It would appear this structure should be classified Industrial and be guided by Section 304.4 thru 304.3.3.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdick, Chief
Plans Review

CEB:ee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: November 10, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Bethlehem Steel Corporation
84-138-A

There are no comprehensive planning factors requiring comment on this petition.

NEG:jgh:cav

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date:

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 1, 1983

RE: Item No: 100, 101, 102, 103, 104, & 105.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/1h

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship on the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: Being 7,000 ft. South of the intersection of Dundalk Avenue and Bethlehem Boulevard
DATE & TIME: Monday, November 21, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit rear and side yard setbacks of 5 ft. instead of the required 30 ft. for Lot 1

The Zoning Regulation to be excepted as follows:
Section 258.1 (238.2) - rear and side yard setbacks in M.H.(B.R.) zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Bethlehem Steel Corporation, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

November 22, 1983

James D. Wright, Esquire
2 Hopkins Plaza, Suite 1800
Baltimore, Maryland 21201

IN RE: Petition Zoning Variances
Beginning 7,000' S of the intersection of Dundalk Avenue and Bethlehem Boulevard - 15th Election District
Bethlehem Steel Corporation, Petitioner
Case No. 84-138-A

Dear Mr. Wright:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

DAFT-MCCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

Description For Zoning Purposes Only

Lot 1 - Bethlehem Steel Corporation
Baltimore County, Maryland

BEGINNING for the same at a point which is 7,000 feet south of the intersection of Dundalk Avenue and Bethlehem Boulevard and South 75 degrees 38 minutes 50 seconds West 72.50 feet from Monument "L" and having Maryland coordinates North 504662.01, East 945322.25 and running the following courses and distances: (1) South 83 degrees 46 minutes 43 seconds West 155.57 feet, (2) South 06 degrees 13 minutes 17 seconds East 97.00 feet, (3) South 83 degrees 46 minutes 43 seconds West 90.99 feet, (4) North 06 degrees 13 minutes 17 seconds West 97.00 feet, (5) South 83 degrees 46 minutes 43 seconds West 63.18 feet, (6) South 06 degrees 13 minutes 17 seconds East 228.75 feet, (7) South 83 degrees 46 minutes 43 seconds West 90.66 feet, (8) North 06 degrees 13 minutes 17 seconds West 294.75 feet, (9) South 83 degrees 46 minutes 43 seconds West 106.57 feet, (10) North 06 degrees 13 minutes 17 seconds West 363.00 feet, (11) North 83 degrees 46 minutes 43 seconds East 341.95 feet, (12) North 06 degrees 13 minutes 17 seconds West 63.00 feet, (13) North 83 degrees 46 minutes 43 seconds East 165.01 feet, (14) South 06 degrees 13 minutes 17 seconds East 492.00 feet to the point of beginning and containing 5.749 acres +/-.

November 7, 1983
Our File No. 83079



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

December 6, 1983

ofo
Nicholas B. Commodari
Chairman

James D. Wright, Esquire
2 Hopkins Plaza, Suite 1800
Baltimore, Maryland 21201

RE: Item No. 101 - Case No. 84-138-A
Bethlehem Steel Corporation
Variance Petition

Dear Mr. Wright:

Enclosed please find additional comments submitted after my original comments of November 15, 1983. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,

NICHOLAS B. COMMODARI, bsc
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #101 (1983-1984)
Property Owner: Bethlehem Steel Corporation
7000' S. from centerline Dundalk Avenue and Bethlehem Boulevard
Acres: 5.499 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 101 (1983-1984).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:ERM:FWR:ss

A-W Key Sheet 30 SE 25 Pos. Sheet
SE 7 G Topo 111 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 101, Zoning Advisory Committee Meeting of Nov. 1, 1983

Property Owner: Bethlehem Steel Corporation

Location: 7000' S. from centerline Dundalk Ave. District 12

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Nov. 23, 1983
Date

Zoning Item # 101
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others Prior to razing of existing structure(s), petitioner should contact the Division of Water Quality and Waste Management at 494-3769, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner should also contact this same office regarding the generation and disposal of waste streams and the storage of raw printing materials.
If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

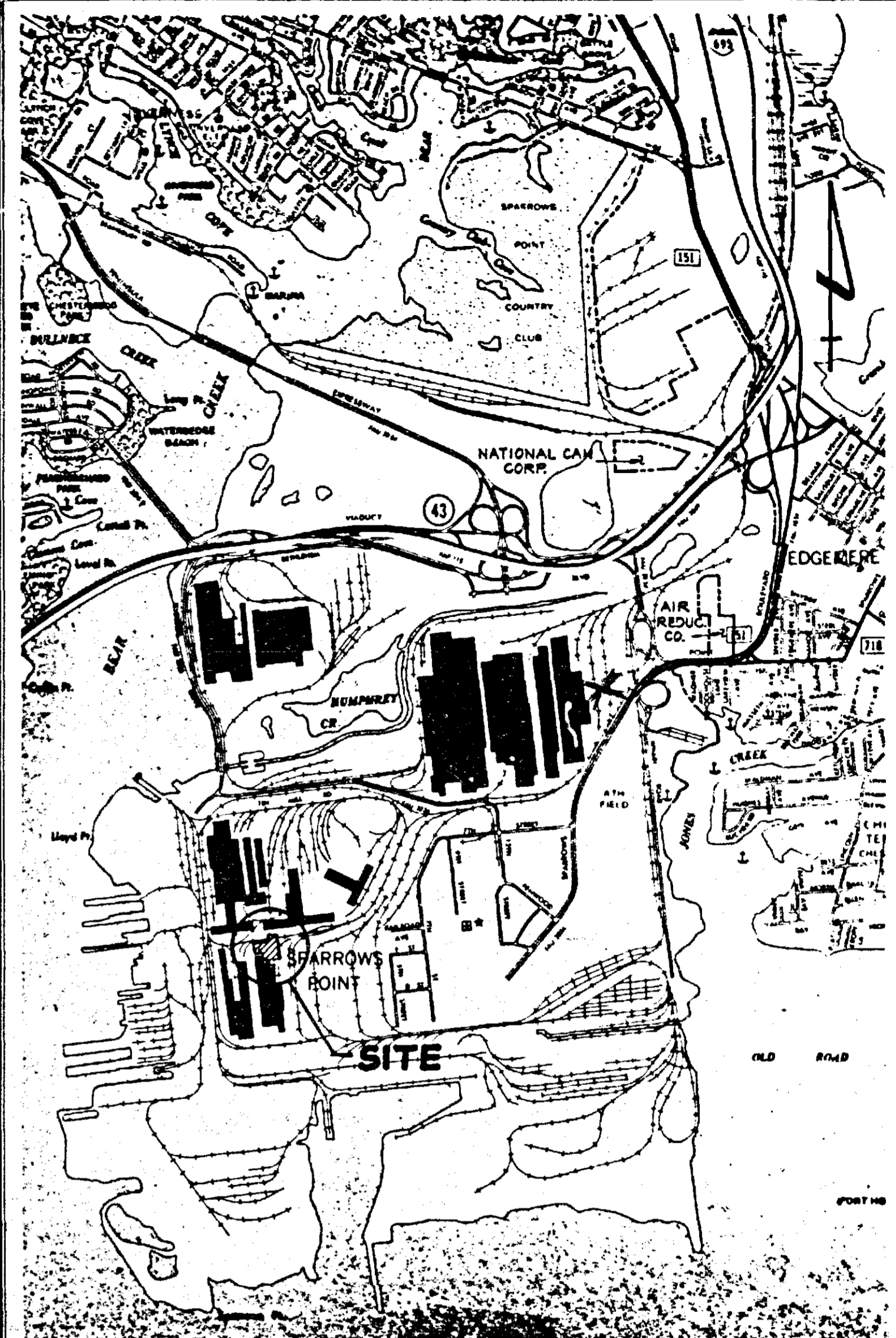
IAN J. JORRES, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

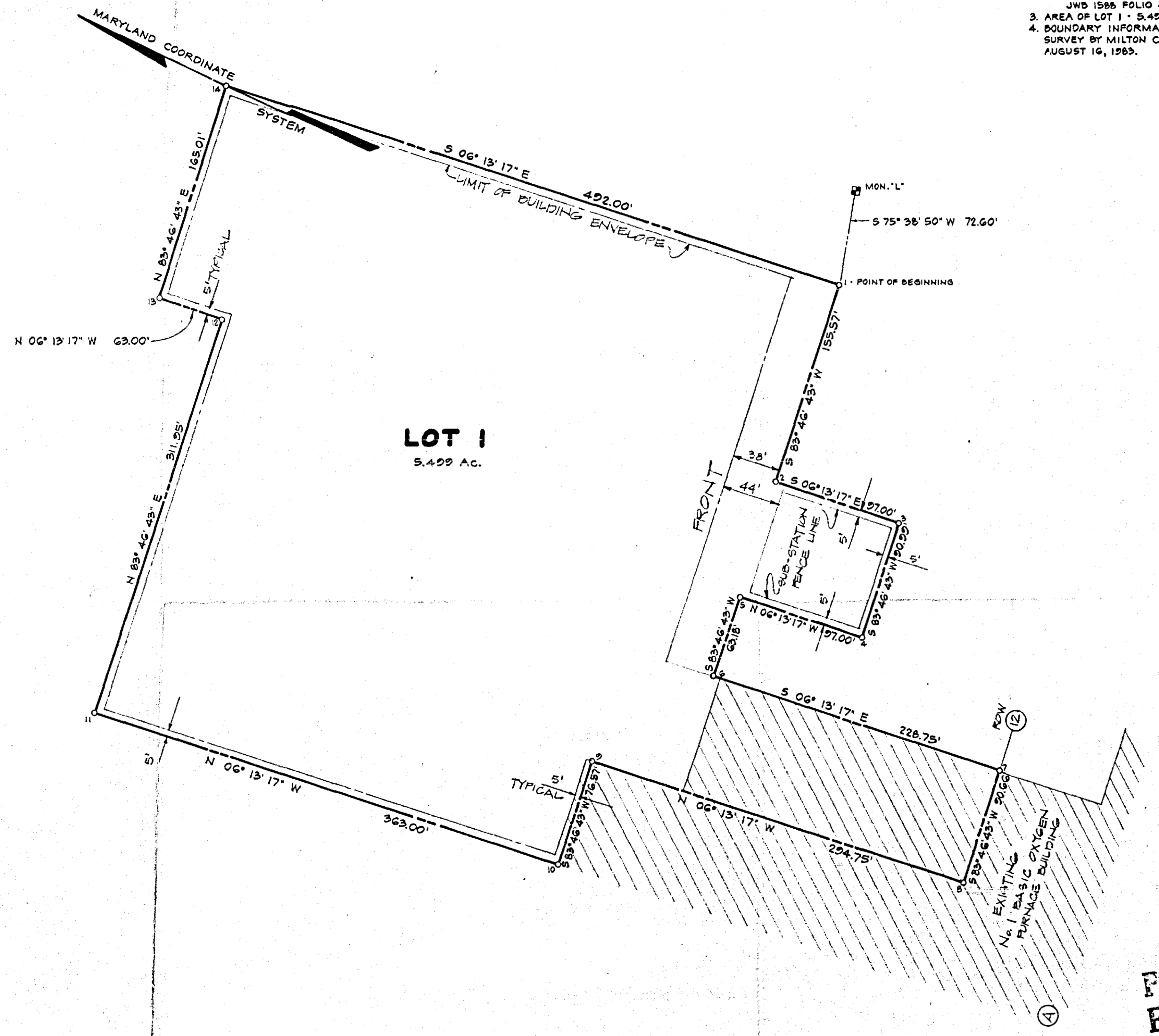
Table with 3 columns: No., NORTH, EAST. It lists 14 coordinate points for the lot boundaries.

GENERAL NOTES

- 1. AREA OF PROPERTY - 3568.21 AC.
- 2. PROPERTY LINES: WEST BOUNDARY - BEAR CREEK SHORELINE SOUTH BOUNDARY - PATAPSCO RIVER SOUTHEAST BOUNDARY - OLD ROAD DAY AND JONES CREEK NORTH & NORTHEAST BOUNDARY - SHOWN ON VICINITY MAP AND DESCRIBED IN THE FOLLOWING DEEDS: JED 800K E VOLUME 17 PAGE 56 DATED 9-1-1918 WPC 952 FOLIO 47 DATED 8-1-1918 RJS 1422 FOLIO 26 DATED 7-25-1923 CWS Jr 069 FOLIO 455 DATED 1-15-1936 CWS Jr 067 FOLIO 205 DATED 12-15-1936 JWB 1586 FOLIO 477 DATED 6-13-1947
- 3. AREA OF LOT 1 - 5.499 AC.
- 4. BOUNDARY INFORMATION FOR LOT 1 BASED ON A SURVEY BY MILTON C. LEWIS P.L.S. NO. 2438 DATED AUGUST 16, 1983.



LOCATION MAP SCALE: 1" = 2000'



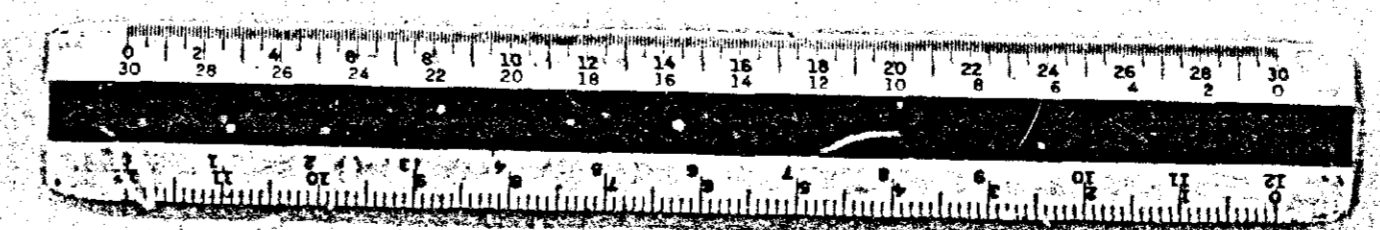
PETITIONER'S EXHIBIT 1

PETITIONER'S EXHIBIT

OWNER BETHLEHEM STEEL CORPORATION SPARROWS POINT BALTIMORE COUNTY, MARYLAND 21219

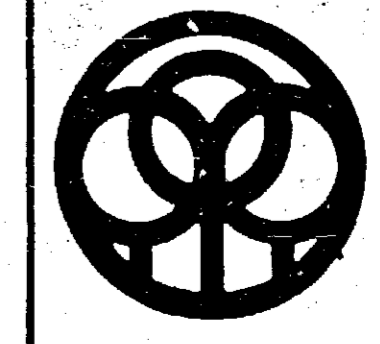
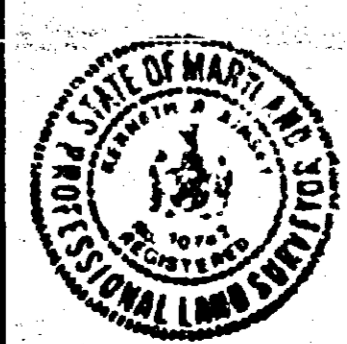
OWNERS CERTIFICATE THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS. PLANS FOR NEW WATER AND SEWERAGE FACILITIES WILL BE APPROVED BY THE MARYLAND DEPARTMENT OF HEALTH AND MENTAL HYGIENE, IF AND AS REQUIRED BY THEIR REGULATIONS, PRIOR TO CONSTRUCTION. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. BETHLEHEM STEEL CORPORATION 9/26/83 DATE

PLAT FOR ZONING VARIANCE



SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING THE MARKERS. 8-26-83 DATE

LOT ONE CONTINUOUS CASTER BETHLEHEM STEEL CORPORATION 15th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SEPTEMBER 27, 1983

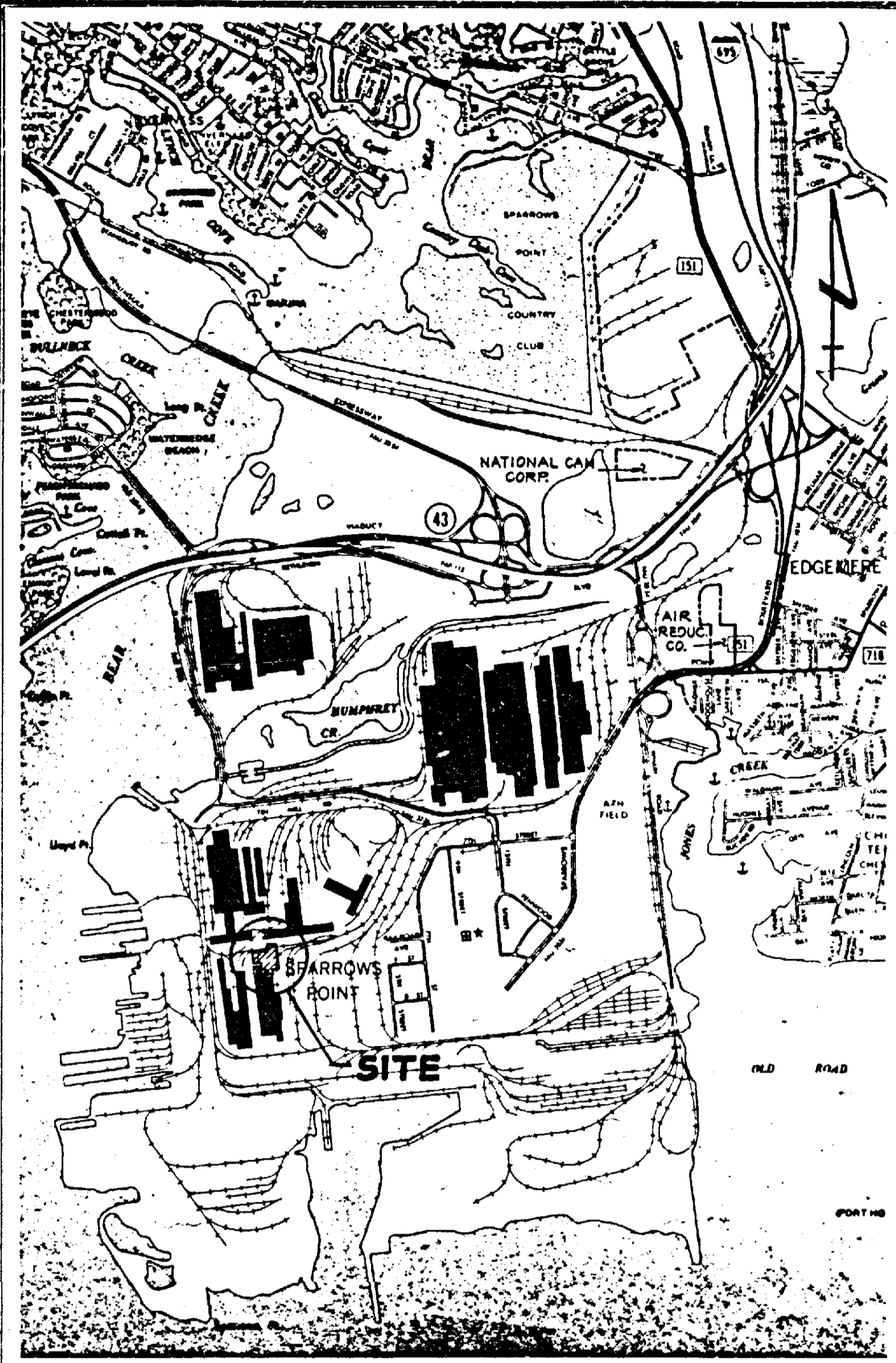


DAFT • McCUNE • WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 930 EAST JOPPA ROAD, BALTIMORE, MD 21204 TELEPHONE 301-296-3333

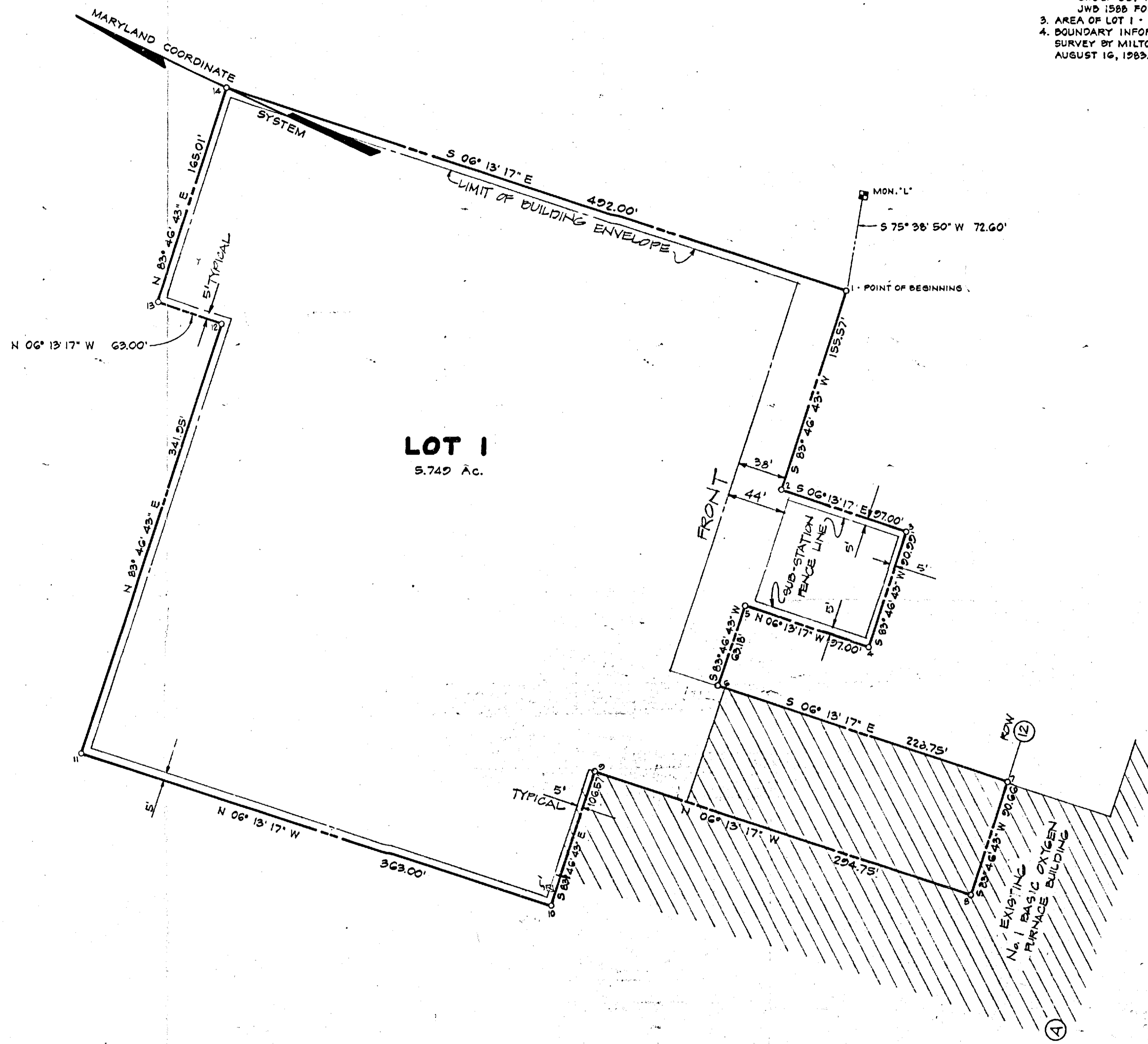
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GENERAL NOTES

- 1. AREA OF PROPERTY - 3568.21 AC.
- 2. PROPERTY LINES: WEST BOUNDARY - BEAR CREEK SHORELINE SOUTH BOUNDARY - PATAPSCO RIVER SOUTHEAST BOUNDARY - OLD ROAD BAY AND JONES CREEK NORTH & NORTHEAST BOUNDARY - SHOWN ON VICINITY MAP AND DESCRIBED IN THE FOLLOWING DEEDS: JED BOOK E VOLUME 17 PAGE 56 DATED 5-1-1918 WPC 552 FOLIO 47 DATED 8-1-1918 RJS 1422 FOLIO 96 DATED 7-25-1923... CWSJR 565 FOLIO 455 DATED 1-15-1936 CWSJR 567 FOLIO 205 DATED 12-15-1936 JWD 1588 FOLIO 477 DATED 6-13-1947
- 3. AREA OF LOT 1 - 5.745 AC.
- 4. BOUNDARY INFORMATION FOR LOT 1 BASED ON A SURVEY BY MILTON C. LEWIS P.L.S. NO. 2498 DATED AUGUST 16, 1983.



LOCATION MAP SCALE: 1" = 2000'



PETITIONER'S EXHIBIT 2

OWNER BETHLEHEM STEEL CORPORATION SPARROWS POINT BALTIMORE COUNTY, MARYLAND 21219

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

DATE 9/26/83

PLAT FOR ZONING VARIANCE

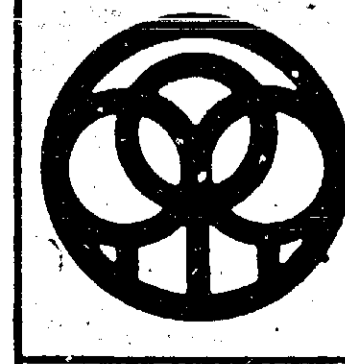
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING THE MARKERS.

REGISTERED LAND SURVEYOR NO. 10742 DATE 8-26-83

LOT ONE CONTINUOUS CASTER BETHLEHEM STEEL CORPORATION

15th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1" = 50' SEPTEMBER 27, 1983 REVISED 11-7-83 TO MOVE LINE BETWEEN POINTS 10 AND 11 30' WEST, INCREASING AREA BY 0.25 ACRE.



DAFT - McCUNE - WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 180 EAST JOPPA ROAD, BALTIMORE, MD 21204 TELEPHONE 301-296-3333

